



FLINT COTTAGE

HIGH STREET ♦ GORING ON THAMES ♦ OXFORDSHIRE

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Goring & Streatley Train Station - 5 minute walk ♦ Pangbourne on Thames - 5 miles ♦ Reading - 9 miles ♦ Wallingford - 6 miles ♦ Newbury - 13 miles ♦ Oxford - 20 miles ♦ M4 at Theale (J12) - 10 miles ♦ Henley on Thames - 12 miles
(Distances and times approximate)

Situated in the heart of this picturesque Thameside Village within the 'Conservation Area', and close to the high street shops, River and mainline Station with direct access to Oxford, Reading and London Paddington.

A delightful brick and flint cottage with characterful accommodation spread over 3 floors and benefitting from driveway parking and private garden at the rear.

♦ A Charming Cottage In The Centre Of The Village

♦ Reception Room with Fireplace

♦ Living Room

♦ Kitchen Breakfast Room

♦ First Floor

♦ Main Bedroom with Ensuite Bathroom

♦ Shower Room

♦ Second Floor

♦ Double Bedroom

♦ Study/Bedroom 3

♦ Driveway Parking

♦ Private Garden



SITUATION

The much prized village of Goring on Thames occupies a stunning location in the Thames Valley set between the Chiltern Hills and Berkshire Downlands as the River flows from Oxford down to Reading, in an area of scenic landscape known geographically as the 'Goring Gap' and designated an 'A.O.N.B.' In 2009 Goring was awarded the prestigious 'Oxfordshire Village of the Year' and also won the coveted best in 'South of England' title.

This stretch of the River, the longest between locks, is regarded as one of the most beautiful and is forever associated with Kenneth Grahame's immortal book "The Wind in the Willows" as well as Jerome K Jerome's book "Three Men in a Boat" which actually mentions Streatley in its narrative.

The village boasts an excellent range of shops and facilities together with Olde Worlde pubs, a highly regarded Bistro/Café, choice of restaurants, Boutique hotel, Doctors and Dental surgeries and importantly a mainline station offering fast services up to London (Paddington). There is also easy access for the major local towns, including Oxford, Reading and Newbury, the M4 and M40 motorways, and for Heathrow.

Recognised as a thriving community, there are a wide range of clubs, societies and special interest groups to suit most people.

There is a highly rated Primary school and in the local area are a first-class choice of both state and private schools with bus collections.

The central part of Goring is a 'Conservation Area' and has a wealth of interesting period properties many Listed being of significant architectural and historical interest.

Streatley on Thames, situated on the opposite Berkshire side of the river, is another pretty village surrounded by hills and woodlands now mainly owned by the National Trust. Fronting onto the river by the bridge crossing over to Goring is the luxury 4 star riverside hotel The Swan, renowned for its fine cuisine and leisure and fitness facilities and Coppa Club restaurant.

Crossrail (Elizabeth Line) services have commenced from Reading, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

PROPERTY DESCRIPTION

Dating back over 200 years from around the turn on the 19th Century, Flint Cottage is a charming brick and flint property offering characterful accommodation with exposed beams and stripped flooring, yet modernised in recent years.

Entrance is into a reception room with gas fire and it leads into the sitting room. The property benefits from secondary glazing throughout. The kitchen is a modern shaker style design and has terracotta floor tiles. Windows overlook the private garden and there is a back door for direct access. A staircase takes you up to the first floor with shower room found straight ahead. The main bedroom has built in wardrobes as well as a beautifully crafted book shelf. It has a door into the ensuite bathroom. Further stairs then take you up to the second floor with galleried landing area onto the study / bedroom 3 and a second double bedroom.

OUTSIDE

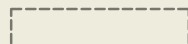
At the front the Cottage opens onto the High Street with low part brick and fence boundary and gate leading up to the front door with lovely planting surrounding a tree in the middle. There is a paviour driveway allowing for parking to the front and then there is a right of access across the neighbour's driveway to a second parking space found to the left hand side of the cottage in front of the garden fencing. A gravelled path takes you round to the side of the cottage and to the private rear garden. This is a lovely private space with pretty "Cottage" planting and shrubs, then up to a raised terrace with seating area. There is a large shed for garden storage and then behind this are some raised beds for home growing.

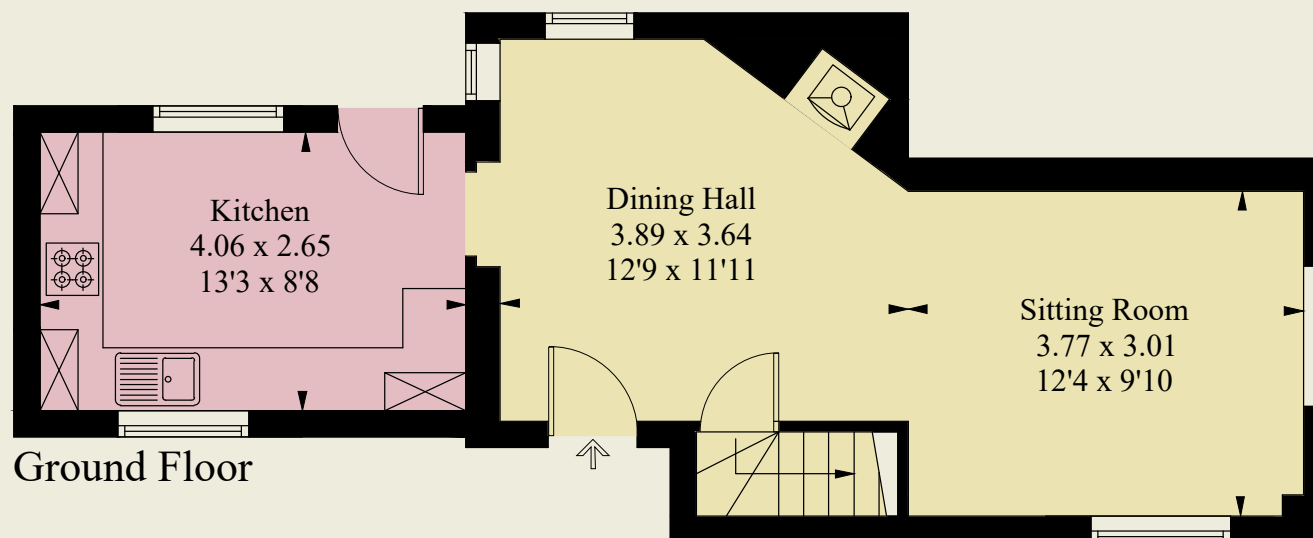
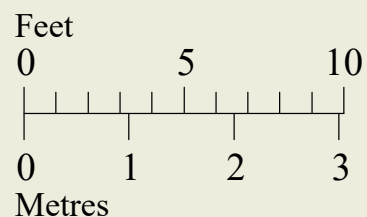
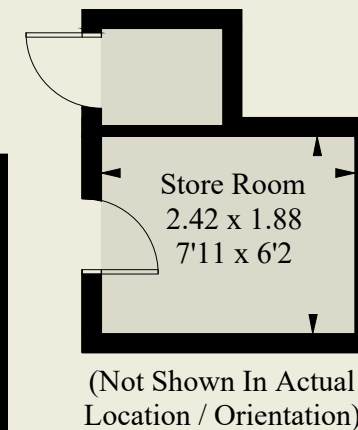
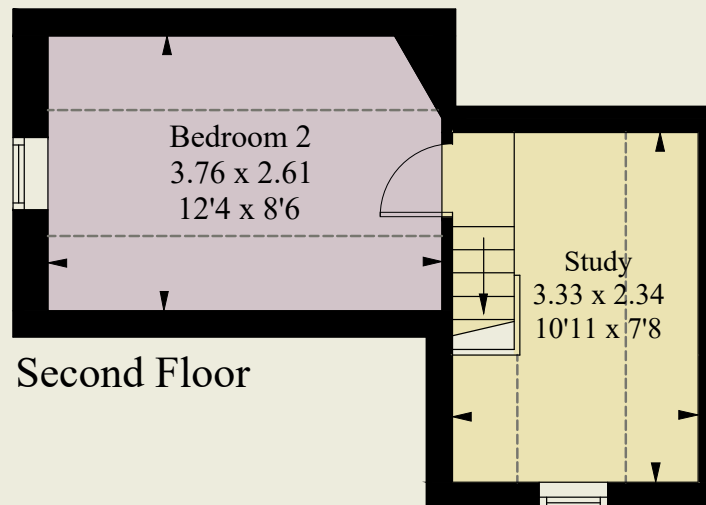


Flint Cottage, High Street, Goring on Thames, Oxfordshire, RG8 9AX

Approximate Gross Internal Floor Area = 73 sq m / 785 sq ft
Limited Use Area = 8 sq m / 86 sq ft Outbuildings = 5 sq m / 53 sq ft
Total = 86 sq m / 925 sq ft



 = Limited Use Area



CREATESPACE DESIGN ref 570

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: All main services are connected. Central heating and hot water from a gas fired wall combi boiler.

Council Tax: D

Energy Performance Rating: 50 E

Postcode: RG8 9AX

Local Authority: South Oxfordshire District Council

Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of the Village, cross the road and turn right and proceed up the High Street. Carry on across at Cleeve Road and Flint Cottage will be found opposite, the left hand cottage of the pair.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

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